

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18956 - APPLICANT/OWNER: WAGNER HOMES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 5, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5488) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/18/04	The City Council approved an Annexation [ANX-4437] of property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008). The annexation became effective on 08/27/04.
01/05/05	The City Council approved a Rezoning [ZON-5488] for the reclassification of property from U(PCD) [Undeveloped (Planned Community Development) General Plan Designation] to PD (Planned Development), a Waiver to Title 18.12.160 [WVR-5603] to allow approximately 180 feet between street intersections where 220 feet is the minimum distance separation required and a Site Development Plan Review [SDR-5490] for a 21 lot single family development on 5 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). The Planning Commission and staff recommended approval on 12/02/04.
07/20/05	The City Council approved a Vacation [VAC-6646] that allowed the vacation of a U.S. Government Patent Easements generally located west of Grand Canyon Drive, north of Farm Road. The Planning Commission and staff recommended approval on 06/23/05.
09/07/05	The City Council approved a motion to withdraw without prejudice a Waiver of Title 18.08.110 (C)(3) and Title 18.12.510 (A)(1) [WVR-6606] to permit subdivision perimeter walls with retaining walls to exceed a wall height of seven feet ten inches and providing a minimum four foot wide landscaped horizontal off-set adjacent to the northeast corner of Farm Road and Jensen Road (APN 125-18-201-008). The Planning Commission and staff recommended denial on 07/14/05.
11/03/05	The Planning Commission approved a Tentative Map [TMP-6603] for a 21-lot single family residential subdivision on 5.15 acres adjacent to the northeast corner of Jensen Street and Farm Road (APN 125-18-201-008). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18957] of an approved Site Development Plan Review (SDR-5490) that allowed a 21-lot single family residential development on 5.0 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). Staff is recommending approval.

<i>Related Building Permits/Business Licenses</i>	
03/15/06	Civil improvement plans [HANSEN Project #12119] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A pre-application conference is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family Residential Subdivision	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family Residential Subdivision	R (Rural Density Residential)	Clark County
East	Single Family Residential Subdivision	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] under Resolution of Intent to PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Grand Teton Village	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
PD Planned Development District	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

This is the first Extension of Time for the subject Rezoning (ZON-5488), which was approved by the City Council on 01/05/05. A Rezoning is exercised by means of the recordation of a final subdivision map or by the commencement of actual construction. No Final Map has been submitted at this time, as well as no building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12119] were reviewed on 03/15/06 and are pending the submittal of mylars for final signatures. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Rezoning. The approved Rezoning continues to conform to the use and density classifications of the General Plan, as well as remains consistent with the surrounding area and the pattern of development in the area. In addition the applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0